

INDEXING INSTRUCTIONS:

**Lot 18, Baker Ridge S/D, Section C,
DeSoto County, Mississippi**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned **HSBC MORTGAGE SERVICES, INC.** (herein referred to as Grantor), does hereby sell, convey and specially warrant **DAVID R. DEES AND JOY D. DEES** (herein referred to as Grantees), as joint tenants with full rights of survivorship and not as tenants in common, the following described property located and situated in DESOTO County, Mississippi, to-wit:

Lot 18, Baker Ridge Subdivision, section "c," as situated in Sections 27 and 34, Township 2 South, Range 9 West, as shown by Plat of record in Plat book 60, pages 8-13, Chancery Clerk's office for Desoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.

More commonly known as: 8930 Wilson Mill Rd., Lake Cormorant, Ms 38641

This conveyance is made subject to all prior mineral reservations of record pertaining to subject property. TO HAVE AND TO HOLD the property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's heirs and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the property unto Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis. Said tax proration shall be considered final settlement with no further adjustment between Buyer and Seller after closing.

IN WITNESS WHEREOF, the Grantor, by and through the undersigned officer, has executed this
Deed on this the 22 day of August 2008.

HSBC MORTGAGE SERVICES, INC

By [Signature]

Its _____

STATE OF Colorado

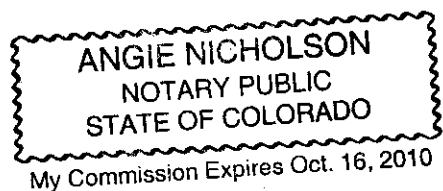
COUNTY OF Denver

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and
for said county and state, the within named Janice Broom, who
acknowledged to me that he/she is the Atty in fact of HSBC MORTGAGE
SERVICES, INC and that for and on behalf of said corporation and as its act and deed, he/she signed
and delivered the above and foregoing instrument of writing on the day and in the year therein
mentioned, being first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 22 day of
August 2008.

[Signature]
NOTARY PUBLIC

My Commission Expires: 10.16.10



GRANTOR:

HSBC MORTGAGE SERVICES, INC
636 GRAND REGENCY BLVD
BRANDON, FL 33509
651-234-3500

GRANTEE:

DAVID R. DEES AND JOY D. DEES

ADDRESS: 8930 Wilson Nell Rd
Lake Cormerant, Ms 38641
TELEPHONE: 662-429-7379

PREPARED BY:

DAVID K. MCGOWAN
ATTORNEY AT LAW
P. O. BOX 5278
JACKSON, MS 39296-5278
TELEPHONE: (601) 982-8504
MSB #2619
FATD-181

RETURN TO:

FIRST AMERICAN TITLE INSURANCE CO.
4780 I-55 N. STE. 400
JACKSON, MS 39211
TELEPHONE: (601) 366-1222
FILE NO. 2218-1904259